

**OFFICE OF THE
TOWN MANAGER**



Richard D. Carney
Municipal Office Building
100 Maple Avenue
Voice: 508-841-8508
Fax: 508-841-8599
dmorgado@th.ci.shrewsbury.ma.us

Town of Shrewsbury
MASSACHUSETTS 01545-5398

March 7, 2003

To: Town Meeting Members

From: Daniel J. Morgado

Re: Special Town Meeting – March 24, 2003 at 7:00 PM

Enclosed please find a copy of the Special Town Meeting Warrant for a March 24, 2003, Special Town Meeting that will start at 7:00 PM in the Senior High School Auditorium that is located at 64 Holden Street.

Town Meeting Members are asked to park in the west parking lot of the building which is reached by taking the first right at the top of the hill from the Holden Street entrance. There is limited parking in front of the building which includes handicapped parking spaces so access via the front of the building is possible for a limited number of persons and for drop offs. The easterly entrance to the building may not be open. The auditorium is located in the center commons area of the building.

The Finance Committee will review this warrant in detail at a meeting held in the Selectmen's Meeting Room that is located in the Shrewsbury Municipal Office Building on Thursday, March 20, 2003 at 7:00 PM. Town Meeting Members and interested citizens are invited to attend this meeting when the latest information on each of the proposed articles will be presented.

I direct your attention to the following materials:

- The motions for the Special Town Meeting (attached).
- Maps showing the parcels or areas being discussed in Articles 4, 7 & 11 (attached).

The following is a brief summary of each of the proposed articles:

Articles 1 through 6 – These articles propose several changes to the existing Zoning By-Law as part of the continuation of updating this document reflective of those discussions that took place during the Master Plan Update process. For the most part, these changes deal with uses and requirements associated with Commercial Business (CB) and Limited

Industrial (LI) zones. Article 5 does deal with a change to Table II relative to the Residence A (Res A) zone.

Article 4 proposes to make changes to the existing Zoning Map and those changes are shown on attached maps of the areas so affected. Also attached are two alternate zoning proposals showing revision dates of March 5th and March 6th that will be presented.

Article 7 – This article proposes the acceptance of a report of the Board of Selectmen laying out and making public a new connector road that will be constructed linking Route 20 with Pine Street in Grafton. This concept was originally presented to the Town Meeting under Articles 18 and 19 of the May 21, 2001 Annual Town Meeting where certain land transactions were approved.

The Worcester Business Development Corporation (WBDC) has successfully secured grant funding of \$3.2 Million to fund the construction of the road that will connect Route 20 southward to Pine Street providing direct access to the MBTA commuter rail station, CenTech Park and additional parcels that will now open up for non-residential development in both Shrewsbury and Grafton. I direct your attention to the attached map of the area showing the currently envisioned scope of this endeavor.

The Town of Shrewsbury will be responsible to construct the road and oversee the administration of the grant programs. In addition to funding construction costs, \$200,000 of grant funds will be used to reimburse the WBDC to partially offset design expenses that the WBDC has incurred to date. Total design and related project expenses to be incurred by the WBDC for this project will exceed \$500,000. Financial exposure to the Town will be in the form of cost overruns, cash flow expenses associated with any grant reimbursement program and associated staff expenses of involved personnel in both this office and the Engineering Department.

Article 8 – This article seeks the transfer of \$50,400 from the Sewer Surplus Account (balance of \$2,923,928.58 as of 12/28/2003). These funds will be used to locate and identify sources of excessive infiltration and inflow (I/I) entering the Shrewsbury sewerage system and to prescribe and prioritize cost effective rehabilitation methods to reduce I/I. The funds will also be used to conduct a Town wide sewer system evaluation survey (SSES). The work will be completed by Fay, Spofford & Thorndyke, the Town's sewer system consultants. A number of methods are used to complete this work including but not limited to flow monitoring, flow isolation, physical inspection of manholes, television inspection of lines, and smoke testing of lines. The work will be completed over the next two years. Funds are being sought at this meeting to take advantage of the high groundwater levels that we will experience next month as opposed to waiting until the Spring of 2004. The reduction of I&I will reduce operational costs and make available additional capacity for non-residential development as we develop the Allen parcel and other commercial and industrial properties.

Article 9 – This article seeks the transfer of \$30,000 from the Water System Improvements Account (balance of \$562,325.59 as of 01/15/2003) to refurbish and make any necessary repairs to Home Farm Well 6-2. Last summer, we were forced to refurbish Home Farm Well 6-1 during a period of high demand so this request is to fund this repair prior to the upcoming heavy water use period of this Spring and Summer.

Article 10 – The article seeks to amend Article 18 – Water Use Restrictions of the Town's By-Laws. Article 18 was first adopted by the Town in November of 1999 and was amended to its present form in May of 2000.

Our experience of last summer indicated that changes were needed to the by-law to make its provisions easier to understand and to provide additional tools to limit the amount of water demand placed upon the system. The primary changes are in Section 4 relative to the type of restrictions that may be placed into effect. This Article also changes the definition of "Newly Planted Lawn Areas" in Section 3.

On February 10, 2002, the Board of Selectmen adopted new Rules and Regulations for Water Line Installations which now prohibits the connection of automatic lawn sprinklers to the Municipal Water Supply as an additional means to ensure adequate water service for domestic, fire protection and commercial uses.

Article 11 – This article seeks the acceptance for conservation purposes of three parcels of land being donated by the developer of the Shrewsbury Commons Condominiums totaling some 12.8 acres. The annual tax loss associated with this donation based on current values is \$4,624.

Please contact me directly with any questions.

Cc Board of Selectmen
 Finance Committee
 Planning Board